



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

February 15, 2017

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held February 15, 2017. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 15th day of February 2017 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
 Rebecca Anderson, Member
 Anthony Gorski, Member
 Joseph Keefe, Member
 Lawrence Korzeniewski, Member
 Kristin McCracken, Member
 Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
 Kevin E. Loftus, Town Attorney
 Matthew Fischione, Code Enforcement Officer
 Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Chair Connelly.

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the February 1, 2017 Planning Board Meeting. Motion seconded by Melvin Szymanski and unanimously carried.

Town of Lancaster Planning Board
Communications
February 15, 2017

- 2.15.01 Memo dated 2/08/17 from Mark Lubera, Crew Chief, indicating no issues with Superior Pallets addition.
- 2.15.02 Phone call on 2/13/17 from Louise Jarmuz and Ed Szpila, 25 Quail Run, voicing their opposition to the proposed addition at 3966 Walden Avenue. In particular, they oppose the entrance onto Quail Run, and the bowling alley.
- 2.15.03 Email from Laura DiBlasi of Stone Hedge, on 2/14/17, expressing opposition and dismay regarding the proposed bowling alley and recreation center at 3966 Walden Avenue.
- 2.15.04 Certified letter dated 2/14/17 from Nancy and Mark Reed, 1 Quail Run, voicing concern over the expansion of Children's Kastle on Walden Ave. Presented are a list of concerns and requests regarding this project.
- 2.15.05 Letter of concern signed by 4 residents adjacent to the Children's Kastle proposed expansion on Walden Ave.
- 2.15.06 Letter dated 2/09/17 from Gerald Herberger, 42 Running Brook, expressing concern over Phase II of Hidden Meadows Subdivision, in particular a manhole that is 8' above their property line, and a drainage ditch that will hopefully stay intact during construction.
- 2.15.07 Copy of resolution dated 2/06/17 approving site plan for a Royal Car Wash, 6645 Transit Rd.
- 2.15.08 Notice of public hearing to be held 2/21/17 for a special use permit for Thomann Asphalt to shred, process, and sell top soil.
- 2.15.09 Notice of public hearing to be held 2/21/17 for a special use permit for home occupation for 6479 Broadway.

- 2.15.10 Petition submitted 2/06/17 and signed by 83 residents, mostly from Peppermint Rd., expressing their opposition to the construction of any "Fox Valley Estates" utilizing an "obsoleted MFR-3 zoning code".
- 2.15.11 MRC minutes of 2/06/17 meeting.
- 2.15.12 ZBA minutes of 2/09/17 meeting.
- 2.15.13 Letter from Adam and Samantha Maciejewski, 14 Whitestone Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Ave.
- 2.15.14 Letter dated 1/31/17 from Lisa Marong, 41 Chicory Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.15 Letter dated 2/1/17 from Megan Pavetto, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.16 Letter dated 1/24/17 from Danielle and Kurt Juliano, 32 Whitestone Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.17 Letter dated 1/31/17 from Maria and Jody Desnoyers, 21 Middlebury Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.18 Letter from Janice A Jurus, 33 Whitestone Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.19 Letter dated 2/2/17 from Erica Arcangel, 6 Quail Run Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.20 Letter dated 2/1/17 from Molly and David Coppola, 17 Stony Brook Drive, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.21 Letter dated 2/3/17 from Gordon and Venessa Anthony, 9 Chicory Lane, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.
- 2.15.22 Letter dated 2/4/17 from Lori Barry, 47 Trentwood Trail, in support of the proposed additions to Children's Kastle, 3966 Walden Avenue.

Discussion on Patio Home Overlay District

Patio home communities continue to be proposed and developed in Lancaster. The question is how to best locate them within our Town in accordance with our Comprehensive Plan. Chuck Malcomb has advised against an overlay district. The alternative is to select what districts they fit best in and a restructuring of zoning districts. The comprehensive plan is being revisited and will assist in the process. In the past, the process has been to rezone the land to an MFR-3 to provide for density. Our goal is the physical protection of the land and projects must benefit the Town, which may result in a few less units.

Discussion on the Adopted Standard for a Cul-de-sac

Cul-de-sacs are currently included in the Town design standards. If cul-de-sacs were removed from the design standards, an alternative to them would need to be provided. Cul-de-sacs are quite attractive and usually are the more sought after lots for size and privacy. The restriction of them may result in developers turning to private roads. It is costly and time consuming to plow around and maintain the islands that the cul-de-sac creates. A design standard that the Highway Superintendent can agree to needs to be developed. Ideas include the possible enlargement of the cul-de-sac, removal of the island, removal of grass on the island and having residents responsible for the maintenance of the island. New York State Code now requires that residential developments with 30/+ homes have two means of access.

Discussion on parcel split/lot adjustment approval

Design standards should be applied to the division of land. Over time large parcels have been repeatedly split up to the point that subdivision review was required. At times, design standards were not followed and now the Town deals with complaints which include drainage issues from the division of these lots. This is one way that flag lots and nonconforming properties are created. A process needs to be implemented to review the division of land. A code could be created stating that land division requires board approval. This is an item for review when the Comprehensive Plan is revisited and for Town Board comment. New guidelines should be included in the Subdivision Regulations packet.

Discussion on Residential Subdivisions-rezone options to fit use

When a single family subdivision is approved the land should be zoned according to the design standards followed. For example: homes developed in AR-Agricultural Residential zoning with sewers should change to R-1-Residential single family zoning. All aspects of the zoning would apply. Current subdivisions in AR zoning have problems with vehicles such as work trucks, dual axels, trailers, construction equipment, etc. being parked there. Summerfield Farms and Cross Creek are two examples of subdivisions which needed to be zoned R-1. The question then is what to do with the existing subdivisions that do have trailers and recreational vehicles parked in them. Chair Connelly has spoken of having a zoning audit done and it was suggested by Councilman Abraham to put it in next year's budget proposal.

Discussion on amending RCO zoning to include Storage Facilities

CMS-Commercial Motor Service zoning allows for a storage facility. A request for CMS zoning at the corner of Wehrle and Harris Hill Road was denied for a storage facility on an isolated back corner of the development. We currently have two storage facilities in the Town and both are allowing outdoor storage. The thought was to allow storage facilities in RCO-Residential Commercial Office zoning. However, after looking at how abundant RCO zoning is in the Town, there was no interest in the change.

This meeting was a great opportunity to discuss these issues. Density, providing green space and fine tuning of zoning are all concerns to be addressed.

Other items discussed

At this time there is no appetite to rezone the Eastport Commerce Center.

The Enterprise project is dead and a new project for the site may be coming. The rezone stays with the property and does not go away.

In the future all rezone approvals will be tied to the project number.

There are several concerns regarding Windsor Ridge South Part Two. Danny Amatura is concerned with the condition of the road, neighbors on Bowen Rd. are concerned with the additional traffic and at least two Town Board members are not in favor of removing the access to Brunck Rd.

PM Peppermint received a DEC response rejecting the amendment. They will most likely request another Special Use Permit.

Dave DePaolo did meet with Supervisor Coleman concerning Fox Valley Estates but there have been no new developments.

January Building Officials training focused on the new Energy Code.

In the process for a Solar Farm a bond needs to be provided if and when they are removed.

Tim Hortons at Broadway and Pavement did supply the traffic survey and a signal is planned by the State DOT. No comments have been received from the two nearest neighbors of the site. Residential uses do need to be blocked from major roads by commercial buildings used as a buffer.

At 8:22p.m. a motion was made by Chair Connolly to adjourn the meeting. Motion seconded by Joseph Keefe and unanimously carried.